



PLANNING COMMISSION AGENDA

September 18, 2018

WE PROVIDE EFFICIENT DELIVERY OF QUALITY PUBLIC SERVICES THAT ARE
ESSENTIAL TO THOSE WHO LIVE AND WORK IN SAN RAMON

Jeanne Benedetti, Chairperson • Gary Alpert, Vice Chairperson
Victoria Harris, Planning Commissioner • Rick Marks, Planning Commissioner
Eric Wallis, Planning Commissioner

Council Chamber
7000 Bollinger Canyon Road

Joint Meeting – 6:00 PM

Agenda Questions: Please Call the Planning Services Division (925) 973-2560

Documents received after publication of this Agenda and considered by the Planning Services Division in its deliberation will be available for inspection in the Planning Services Division office at 2401 Crow Canyon Road, San Ramon during normal business hours and in the red binder at the Planning Commission meeting.

To assist you in preparing your testimony, please review the Planning Commission's guidelines

[Suggestions for Providing Effective Testimony at a Planning Commission Public Hearing.](#)

Welcome to the Planning Commission meeting.

No new matter will commence after 11:00 p.m. and meetings will be adjourned at 12:00 a.m. unless the Commission votes to extend the meetings for 30-minute increments.

Members of the audience may request to speak if the subject is listed as a PUBLIC HEARING. Please fill out a speaker card (from the table in the rear of the Council Chamber) and hand it to the Recording Secretary at the beginning of the meeting. The Recording Secretary will advise the Chairperson when requests to speak are in hand. The Chairperson will recognize you during the course of the hearing and may specify the number of minutes you will be allotted to speak. Such limitation will take into account the number of persons wishing to speak and the time available. The procedure for the hearing is to have staff make a presentation, the applicant present the proposal and then the persons for and against the item may speak. Finally, the applicant has time for rebuttal. The hearing is then closed and brought to the Commission for discussion and action. There is no further comment permitted from the audience unless invited by the Planning Commission.

Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item no additional notification will be provided unless there is a change in the meeting date, time or location.

If the applicant or his/her representative fails to attend the Public Hearing concerning his/her application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

If you challenge in Court any zoning or planning actions taken by the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Decisions of the Planning Commission may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk's office.

I. CALL TO ORDER

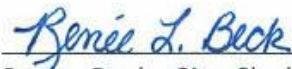
II. PUBLIC PORTION

III. COMMUNICATIONS

A. *Presentation*

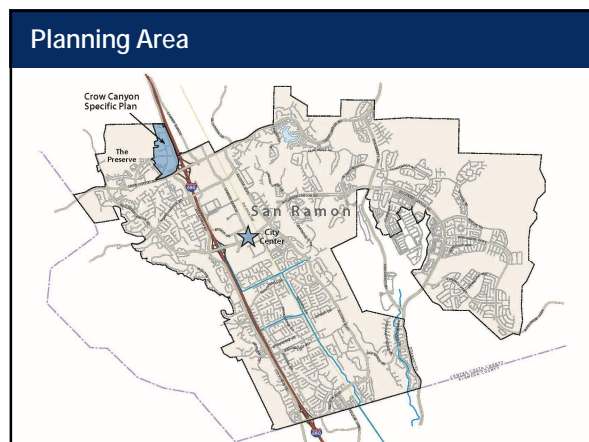
3.A.1 PowerPoint Presentation

I hereby certify that the attached Planning Commission Agenda was posted 72 hours before the noted meeting:



Renee Beck, City Clerk

Dated: September 13, 2018



Executive Summary

Crow Canyon Specific Plan (CCSP) adopted in 2006, covers a 128-acre office/service commercial area west of I- 680 and north of Crow Canyon Rd

Goal: create a new mixed-use community with commercial and residential uses, while maintaining limited/light industrial and service commercial

Variety of factors have led to update: evolving retail landscape, updates to State housing law, loss of Redevelopment funds

CCSP Update is expected to be an 18-month process involving outreach to the community, property owners, and advisory bodies

DYETT & BHATIA
Urban and Regional Planners

Objectives of the Joint Public Workshop

1. Hear public comment
2. Receive direction on the scope of the work program and which additional considerations to explore in updating the CCSP
3. Receive input from decision-makers on priorities and desired outcomes for the CCSP Update

DYETT & BHATIA
Urban and Regional Planners

Background

- October 24, 2017 City Council and Planning Commission Joint Workshop discussed potential revisions to the CCSP
- Provided clear direction to update the Plan
- Items to consider in update include:
 1. Removal of the existing Housing Overlay north of Purdue Rd.
 2. Provision of incentives to current property owners to improve their properties.
 3. Refine mix of housing and commercial uses to establishing critical mass of housing needed to support local retail and commercial.

DYETT & BHATIA
Urban and Regional Planners

Background

4. Removal of the extension of Twin Creeks Drive from the Plan.
5. Rethinking of the Omega Road and Hooper Drive right-of-way widths.
6. Integration of biking and walking into the Plan, and emphasis on shared parking and connectivity between smaller projects.

DYETT & BHATIA
Urban and Regional Planners

Recent Housing Law Review

- Memo (Attachment C) prepared to recap 2017 State Housing Package and to discuss their implications for CCSP area.
- **Key Findings:**
 1. New provisions for housing overlay zones don't necessarily offer advantages for San Ramon
 2. CCSP Update is an opportunity to address SB35 requirements for clear, objective standards
 3. Specificity around the term "workforce housing" can facilitate production

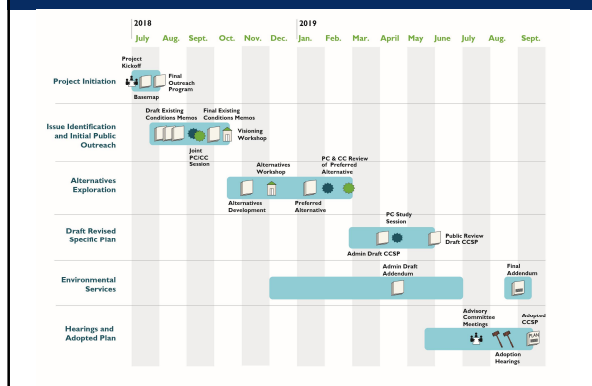
DYETT & BHATIA
Urban and Regional Planners

Review of Existing Conditions

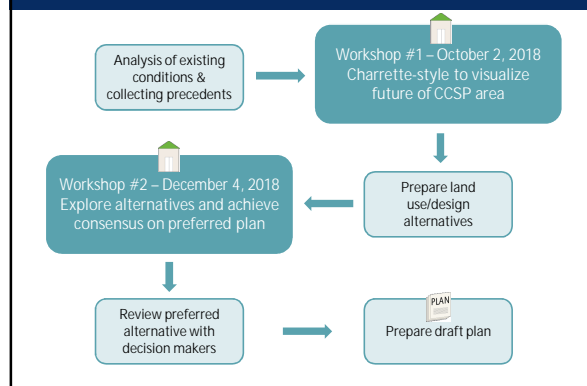
- Team has prepared a memo (Attachment D) summarizing existing conditions, regulations, and analyses, that will be relevant to future development within the CCSP area related to:
 - Land Use
 - Circulation and Mobility
 - Environmental Constraints
 - Retail Market Conditions
- This material will inform stakeholder discussion at the upcoming October 2 workshop
- Included in this packet for reference only

DYETT & BHATIA
Urban and Regional Planners

Workplan



Workplan



Discussion

- Direction is sought as to which additional considerations should be explored in updating the CCSP
- Feedback requested from decision-makers on priorities and desired outcomes for the process



DYETT & BHATIA
Urban and Regional Planners

Recap: Workshop Objectives

1. Hear public comment
2. Receive direction on the scope of the work program and which additional considerations to explore in updating the CCSP
3. Receive input from decision-makers on priorities and desired outcomes for the CCSP Update

DYETT & BHATIA
Urban and Regional Planners

Next Steps

1. Invite key stakeholders and community members to participate in the CCSP Update
2. Conduct a public workshop on issues and options with Planning Commission, property owners, local residents (October 2, 2018)
3. Decision-maker review of Preferred Alternative (winter 2019)

DYETT & BHATIA
Urban and Regional Planners

Thank You

DYETT & BHATIA
Urban and Regional Planners